

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb or locality and postcode 93 Stephen Street, Campbells Creek Vic 3451

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,990,000

Median sale price

Median price \$740,000 Property Type House Suburb Campbells Creek

Period - From 01/07/2021 to 30/06/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1 Glens La FRYERSTOWN 3451	\$1,852,000	13/05/2022
2	107 Colles Rd MOONLIGHT FLAT 3450	\$1,760,000	10/12/2021
3	5 Mcmeekin St CASTLEMAINE 3450	\$1,550,000	23/03/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04/08/2022 14:40



Property Type:
Agent Comments

Indicative Selling Price
\$1,990,000
Median House Price
Year ending June 2022: \$740,000

Comparable Properties



1 Glens La FRYERSTOWN 3451 (REI)

Agent Comments



Price: \$1,852,000
Method: Private Sale
Date: 13/05/2022
Property Type: House
Land Size: 4046.86 sqm approx

107 Colles Rd MOONLIGHT FLAT 3450 (VG)

Agent Comments



Price: \$1,760,000
Method: Sale
Date: 10/12/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 20000 sqm approx



5 Mcmeekin St CASTLEMAINE 3450 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 23/03/2021
Property Type: Hobby Farm < 20 ha (Rur)
Land Size: 10000 sqm approx

Account - Castlemaine Property Group | P: 03 5470 6277 | F: 03 5470 6377